



Holly Way, Leeds LS14 6NF

welcome to

Holly Way, Leeds

William H Brown is proud to present to the market this TWO bedroom APARTMENT for sale now. This property is ideal for first time buyers and couples. Viewings are highly recommended to appreciate this property, call us now on 0113 260 0945.



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The property comprises in brief; communal entrance hall and entrance door to hall, open plan lounge to the

fitted kitchen with dining area, two bedrooms, bathroom. Externally, there is a communal gardens and parking space providing off-street parking.

Situated in Leeds East LS14 enjoys a range of local amenities with convenient transport links at the A58 Wetherby Road, A64 York Road, Leeds Outer Ring Road and the A1/M1 link road. Neighbouring Crossgates and Oakwood offer additional amenities.

Entrance Hall

Open Plan Lounge/Kitchen/Diner

19' 4" x 6' 1" (5.89m x 1.85m)

Bedroom One

12' 4" x 8' 6" (3.76m x 2.59m)

Bedroom Two

10' 5" x 9' 3" (3.17m x 2.82m)

Bathroom

External



view this property online williamhbrown.co.uk/Property/CGT110289



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- GROUND FLOOR APARTMENT
- TWO GOOD SIZE BEDROOMS
- GAS CENTRAL HEATING
- DOUBLE GLAZING
- PRIVATE PARKING SPACE

Tenure: Leasehold EPC Rating: C

This is a Leasehold property with details as follows; Term of Lease 125 years from 08 Apr 2008. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£140,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
CGT110289 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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